

058.0

0010

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

816,900 / 816,900

USE VALUE:

816,900 / 816,900

ASSESSED:

816,900 / 816,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
5-7		LOWELL ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PATEL TUSHARK &amp; RUPAL &amp;

Owner 2: PATEL NILESH

Owner 3:

Street 1: 157 LOWELL ST

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02420 Type:

## PREVIOUS OWNER

Owner 1: PATEL TUSHARK &amp; RUPAL -

Owner 2: -

Street 1: 157 LOWELL ST

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 3,812 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Asbestos Exterior and 2735 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3812		Sq. Ft.	Site		0	70.	1.33	11			Med. Tr	-5					355,348						355,300	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
104	3812.000	461,600													39005
															GIS Ref
															GIS Ref
															Insp Date
															10/24/18

PREVIOUS ASSESSMENT										Parcel ID				USER DEFINED			
Total Card										058.0-0010-0008.0				Prior Id # 1: 39005			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	462,500	0	3,812.	355,300	817,800	817,800	Year End Roll	12/18/2019
2019	104	FV	357,700	0	3,812.	355,300	713,000	713,000	Year End Roll	1/3/2019
2018	104	FV	357,700	0	3,812.	238,600	596,300	596,300	Year End Roll	12/20/2017
2017	104	FV	335,800	0	3,812.	228,400	564,200	564,200	Year End Roll	1/3/2017
2016	104	FV	335,800	0	3,812.	208,100	543,900	543,900	Year End	1/4/2016
2015	104	FV	299,900	0	3,812.	167,500	467,400	467,400	Year End Roll	12/11/2014
2014	104	FV	299,900	0	3,812.	149,800	449,700	449,700	Year End Roll	12/16/2013
2013	104	FV	311,800	0	3,812.	142,100	453,900	453,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATEL TUSHARK	62929-33		11/15/2013	Convenience		1	No	No	
CIOPPA DELLA NI	61726-94		5/2/2013	Private	450,000	No	No		Private sale not put on the market
SULLIVAN SARAH	23408-95		7/8/1993		190,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date										Date	Result	By	Name		
10/24/2006										10/24/2018	MEAS&NOTICE	CC	Chris C		
10/2/2003										5/22/2009	Measured	189	PATRIOT		
										1/12/2000	Mailer Sent				
										1/12/2000	Measured	263	PATRIOT		
										11/1/1981		MM	Mary M		

Sign: VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:	TRAFFIC, NEXT TO COMM.								EFP								
Sty Ht: 2H - 2 & 1/2 Sty				3/4 Bath:	Rating:									OFFP								
(Liv) Units: 3	Total: 3			A 3QBth:	Rating:									STG								
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:									(138)	6	23	1					
Frame: 1 - Wood				A HBth:	Rating:											25						
Prime Wall: 5 - Asbestos				OthrFix:	Rating:												23					
Sec Wall:		%																				
Roof Struct: 2 - Hip																						
Roof Cover: 1 - Asphalt Shgl																						
Color: GREEN																						
View / Desir:																						
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>														
Grade: C - Average				Kits: 2	Rating: Good	1st Res Grid Desc: Line 1 # Units: 1																
Year Blt: 1916	Eff Yr Blt:			A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Alt LUC:		Alt %:		Frl:	Rating:	Other																
Jurisdct:		Fact:	.	WSFlue:	Rating:	Upper																
Const Mod:						Lvl 2																
Lump Sum Adj:						Lvl 1																
<b>INTERIOR INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Avg Ht/FL: STD				Location:		Exterior:			No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster				Total Units:		Interior:			1	5	2											
Sec Int Wall:		%		Floor:		Additions:			1	8	3											
Partition: T - Typical				Name:		Kitchen:																
Prim Floors: 3 - Hardwood						Baths:																
Sec Floors: 4 - Carpet	50%					Plumbing:																
Bsmnt Flr: 12 - Concrete						Electric:																
Subfloor:						Heating:																
Bsmnt Gar:						General:																
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 1 - Oil																						
Heat Type: 5 - Steam																						
# Heat Sys: 2																						
% Heated: 100		% AC:																				
Solar HW: NO	Central Vac: NO																					
% Com Wall	% Sprinkled:																					
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 058.0-0010-0008.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
More: N	Total Yard Items:	Total Special Features:								Total:												